

Retail Space for Lease

3302 - 3320 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918



Overview

This high visibility retail building is located on Austin Bluffs Parkway between North Union and North Academy. The building is anchored by Batteries Plus and other great retail businesses. Suite 3308 is a former pawn shop and could be converted for most retail tenants. Enjoy great daily car counts and high visibility! Please call for more information and to set up a tour.

Suite #:	Available Space:	Lease Rate:
3308	2,400 SF	\$14.00 - \$18.00 SF/YR (+ \$5.35 NNN)

Property Details



Lease Rate

\$14.00 - \$18.00 SF/YR
(+ \$5.35 NNN)



Space Available

2,400 SF



Zoning

PBC

Rev: April 13, 2023

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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3302 Austin Bluffs Pkwy, Colorado Springs, Colorado, 80918

DEMOGRAPHICS



121,139
Population



38.7
Median Age



2.4
Average
Household Size



\$64,415
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Austin Bluffs Pkwy	8,100	0.0
Meadowland Blvd	34,200	0.0
Indianpipe Cir	3,100	0.1
Morning Sun Ave	6,500	0.1
Morning Sun Ave	39,000	0.3



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